

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****JUNE 9, 2010**

**APPEAL #18868 - Robert Bahary** - variances 70-28, 70-29.B, 70-30.A, 70-31.A & 70-208.F to permit the additions & alterations to a non-conforming dwelling exceeding the lot coverage & floor area, with insufficient front & side yard setbacks; E/side #5 Day Court 100' N/of Allenwood Rd., Great Neck, Sec. 2, Blk. 146, Lot 440, R-A District.

**APPEAL #18869 - Costas Kalargiros**, varinace 70-100.H to permit maintenance of A/C units within the required side yard setback; S/side #16 Old Estate Rd., 74.30' W/of Country Club Dr., Manhasset, Sec. 3, Blk. 153, Lot 31, R-A District.

**APPEAL #18870 - Roni & Michal Kota**, variances 70-40.A, 70-41, 70-101.B & 70-208.F to permit additions and alterations to a non-conforming dwelling with insufficient front & side yard setbacks; E/side #17 Glamford Ave., 235.02' S/of Warwick Pl., Port Washington, Sec. 4, Blk. 25, Lots 50 & 51, R-B District.

**APPEAL #18871 - Doran & Kerry Katz**, variances 70-30.B, 70-32.7, 70-208.F to permit the additions & alterations to a non-conforming dwelling within the average & required front yard setbacks and exceeding the permitted eave height; S/W/cor. #32 Bayview Ave. & Carlton Ave., Port Washington, Sec. 5, Blk. 53, Lot 15, R-A District.

**APPEAL #18872 - Roslyn Maple, LLC / Town of North Hempstead**, variances 70-47.1D & 70-49.C to permit erection of a new dwelling with insufficient average lot width & exceeding the permitted gross floor area; S/side Maple Street & Bryant Place [between Elliot Pl. & Van Nostrand Ave.] Sec. 7, Blk. 49, Lot: Paper Road, R-C District.

**APPEAL #18873 - Alfonso Masucci**, variance 70-100.2.A(2) to permit the erection of a fence in the front yard setback; S/E/cor. #46 Barwick St. & Lowell Ave., Floral Park Center, Sec. 8, Blk. 64, Lots 101-102, R-C District.

**APPEAL #18874 - Bing Fang Zheng**, variances 70-50.A, 70-51.A & 70-52.3B to permit the maintenance of a 2 story portico with insufficient front yard setback & with insufficient minimum side yard & aggregate side yards, exceeding the permitted eave height & encroaching into the sky exposure plane; N/side # 11 Rowe Place 107.23' W/of Lakeville Road, New Hyde Park; Sec. 8, Blk. 126, Lot 132, R-C District.

**APPEAL #18875 - Joshua Yohay**, variance 70-100.2.H to permit maintenance of a central A/C condenser with insufficient side & rear yard setback; E/side #16 Dunhill Rd., 550.44' N/of South Dr., New Hyde Park, Sec. 8, Blk. 274, Lot 8, R-A District.

**APPEAL #18876 - Patrick Mieli**, variance 70-100.2.A(4) to permit erection of a fence exceeding the required height; N/side #17 Daley St., 888.46' S/W/of Tenaflly Dr., New Hyde Park, Sec. 9, Blk. 512, Lot 32, R-C District.

**APPEAL #18877 - Farideh Shababi**, condition use 70-45 & variance 70-231 to permit the use of a single family dwelling as a mother/daughter residence which is not in compliance with the code; E/side #23 Rhodes Dr., 289.1' S/of Devonshire Dr., New Hyde Park, Sec. 9, Blk. 529, Lot 8, R-C District.

**APPEAL #18878 - James & Jane Gilbert,** variance 70-100.2.A(2) to permit the maintenance of a picket fence extending beyond the front building line; S/side #152 Dorset Ave., 105.43' W/of Albertson Ave., Albertson, Sec. 9, Blk 554, Lot 97, R-C District.

**APPEAL #18879 - Michael & Maria Pacillo/John Viscardi, R.A.** variance 70-100.2.H to permit the maintenance of an A/C unit with insufficient side yard setback; W/side #1078 Maple La., 75.14' N/of Oak La., New Hyde Park, Sec. 9, Blk. 578, Lot 8, R-B District.

**APPEAL #18880 - Steven Bauer/Deborah Yelvington,** variances 70-40.A, 70-41.A, 70-100.2(G)(H), 70-208.F to permit the addition & alteration to a non-conforming dwelling with insufficient front & side yard setbacks and the maintenance of A/C units & a portable shed with insufficient setbacks; W/side #26 Titus Ave., 60' S/of Twelfth St., Carle Place, Sec. 10, Blk. 268, Lot 10, R-B District.

**APPEAL #18881 - Yosef Lushe/Gad Ashoor,** variance 70-138 & 70-208.F to permit the maintenance of the alterations to a non-conforming mixed use building with residential occupancy in a business district. S/side #474 Westbury Ave., 350' E/of Rushmore Ave., Carle Place, Sec. 10, Blk. 19, Lot 19, B-B District.

**APPEAL #18882 - New York SMSA Limited Partnership, d/b/a/Verizon Wireless/Torac Realty, LLC,** request for a determination under 70-225 to review the Notice of Disapproval by the Building Official or in the alternative a variance of Chapter 75 of the code for the installation of a free standing wireless communication facility; N/side #2200 Marcus Ave., 938' W/of New Hyde Park Rd., Sec. 8, Blk. G, Lots 170 & 173, I-B District.